



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

CARLISLE EDUCATION CENTER

872 WESTFORD ST.

Phone: 369-9702

MINUTES: MEETING OF NOV. 15, 1993

Chair Ernstoff opened the meeting at 8:08. Present were Board members Duscha, Colman, Hughes, Yanofsky, Chaput and Evans, and Tara Hengeveld, a community Day facilitator. The minutes of Nov. 15 were accepted as amended on a motion by Colman, seconded by Hughes. There were no bills to be paid.

MAPC Regional Water Study Committee: MAPC has received funding to do a regional water study of the greater Carlisle metropolitan area. MAPC has asked each town to name two representatives to an advisory committee, and has further requested that one of the two be a Planning Board member. Duscha will be the Board's representative, and Evans will act as alternate, with Colman as second alternate. The Board requested that the P.A. get further information from MAPC, and find any water study related information which might be in our files.

Ice Pond Subdivision: The P.A. reported that she had inspected the road recently and had noticed that the area around station 4+50 was being graded without the Board's having seen the amended plan it requested on June 7, 1993. Further, the wall which forms the property boundary at that point has been built up to try to meet the new grade and appeared unstable to the P.A. She spoke with Brian Hebb, who said he's experimenting to see what will work. Chris Chisholm of ConsCom visited the site with the P.A. later, and voiced her concern regarding washover into the wetland since the road grade is higher than the shoulder and wetland, there is no swale, and there are piles of loam stacked nearby. Ernstoff authorized the P.A. to ask Parent of Landtech to review the site, which he did with the P.A. on Nov 3. Parent's view is that the road is not being undermined, but that the lack of swale or catchbasins will contribute to the pollution factor of run-off. He felt the design so far does not create effective sheet drainage, but that there probably would not be much turbidity in the wetland below. He believes the wall is stable enough as it is built in stepped back design, but may actually represent a moving of the lot line. The Board asked the P.A. to write Hebb a letter telling him to stop work on the subdivision until he brings the revised plan to a meeting with the Board. Copies are to be sent to the abutters, Douglas and Cheryl Finn-Poole and to ConsCom. Chaput recommended that we revise our subdivision rules and regs to limit how close a road and R.O.W. can come to an abutter's property.

Selectmen's request re zbl change: The Selectmen have asked the Board to consider a zoning bylaw or subdivision rules amendment which would prevent new roads which cross

from one town to another and back again to the first town from being accepted as Carlisle public roads.

Master Plan: Community Day: Chaput reported that Simonds may come to Community Day, but cannot be sure. The Board asked Chaput to be moderator. Yanofsky presented her draft comment sheet and her draft introductory presentation. The Board approved both. Chaput and Yanofsky will work together to complete the introduction. Hengeveld suggested the Board be sure to thank participants for being there and to state its understanding that change is difficult. The Board agreed to meet on Nov. 22 at 8:00 to tabulate the results. The Board reviewed the facilitators' instructions; Bayne will deliver them to the eight facilitators on Wednesday. The Board discussed the packet proposed by Hughes and Bayne. It would include a diagram of the M.P. process designed by Duscha; a welcoming letter and outline of contents; an agenda; sheets which trace the four categories from goals, to draft values from summer and fall meetings, to Board drafted refined values; an example of the process we intend to follow on Community Day and later; a definition and description of the consensus process; and the Chapter 41 definition of Master Plan. It was agreed to delete the Chapter 41 information as possibly more confusing to the general public at this stage than helpful, but to include it in the facilitators' packets, and to have copies on hand at Community Day. It was agreed to send the packet to our list of people who have shown interest by coming to meetings, and to make 100 copies for Community Day. Hughes will devise four signs to be located around town; the rotary has been booked. Duscha, Yanofsky and Bayne will meet to review process; Duscha will buy any supplies needed. Duscha was able to place two sets of sketches of development alternatives in the *Mosquito*; she and Yanofsky proposed a paid ad as well inviting all to Community Day. The ad, at \$40., was approved.

The meeting was adjourned at 12:00.

Sandy Bayne, Planner Assistant